

Welcome

We are preparing a Policy Statement that will guide the development of the new St. Paul's site on Station Street. It will guide land use, sustainability, transportation, density, building types and heights, amenities, phases of development, and other site specific considerations.

The Policy Statement will be developed through three phases before it is considered by City Council:

1. Guiding principles
2. Initial concepts and site options
3. Preferred concept and draft policy

What's the vision for the new site?

The new St. Paul's Hospital and Health Campus will be a world-class health care centre, research and teaching facility that meets local and provincial health care needs and achieves social, economic and environmental objectives.

Who's involved?

City staff are working with Providence Health Care (the owner and operator of St. Paul's), Vancouver Coastal Health (the regional health authority), stakeholder groups, and the public.

A new Academic Clinical Services Plan is being developed by Providence, in partnership with Vancouver Coastal Health, to identify the programs and services to be established at the new St. Paul's health campus, as well as into the broader community. For more information on clinical planning, and to get involved, please see the Providence presentation boards, speak to a member of the team or visit the project website: thenewstpauls.ca.

Why are we here today?

To discuss the Guiding Principles and identify the key aspirations and concerns for the site

Your feedback will be used to help draft the initial concepts and site options

Where is the hospital moving to?



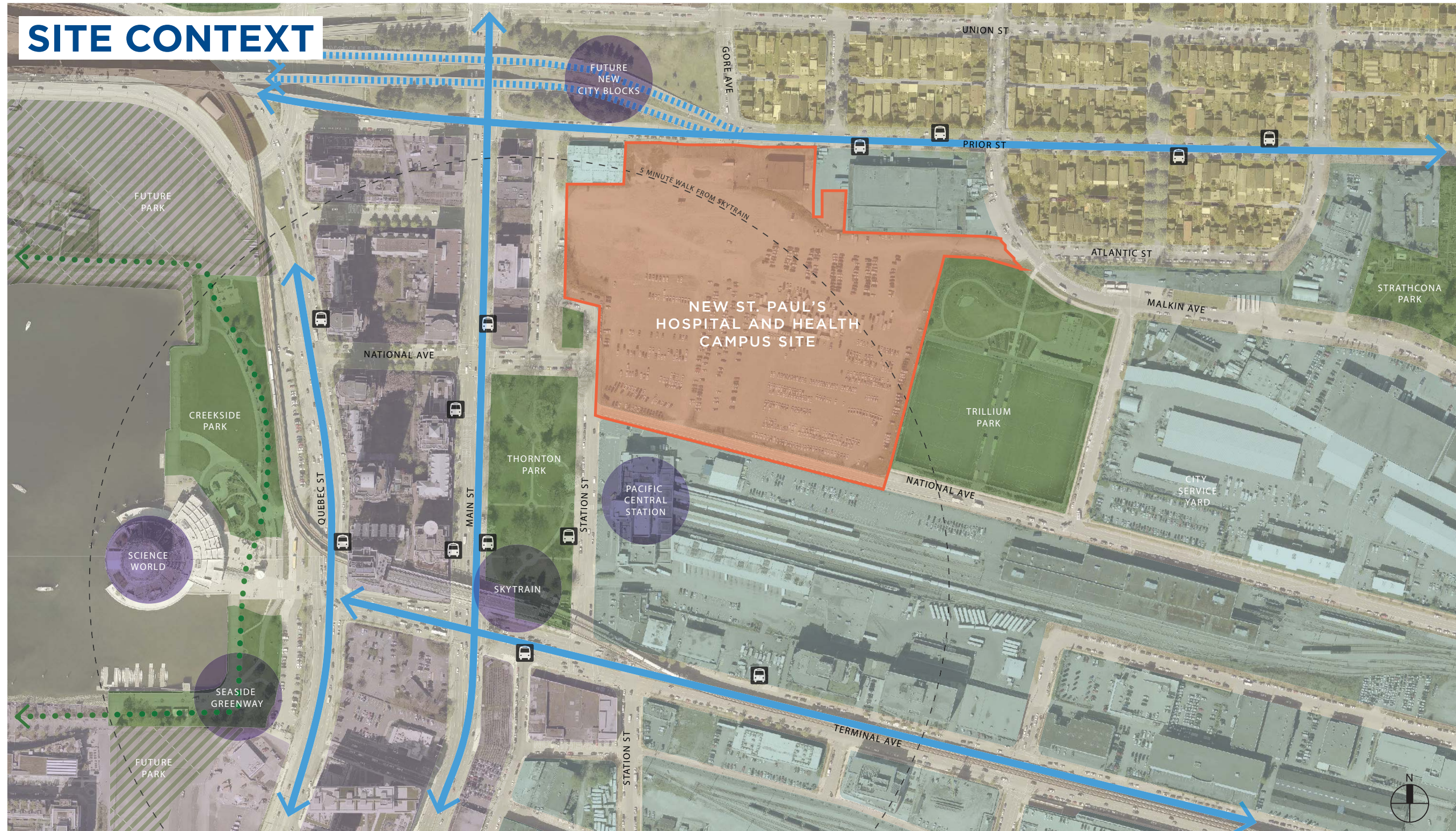
Why is St. Paul's moving?

A development plan was prepared in 2012 to rebuild part of the hospital on-site at Burrard Street. Numerous challenges were identified:

- It would not be able to meet best practice standards of care.
- No on-site opportunity to expand capacity to meet future health needs, or develop more research and teaching spaces.
- Renewal would be very disruptive and costly, taking more than a decade to complete.

The new St. Paul's site allows several opportunities:

- Construction can occur without disrupting existing services at St. Paul's on Burrard Street.
- The new site can accommodate the development of an entirely new hospital and integrated health, research and teaching campus, with sufficient room to expand programs, services and new facilities to serve future generations.
- The site will be highly accessible for residents of Vancouver, the Lower Mainland and BC as a whole, with Pacific Central Station, SkyTrain, bus and cycling facilities nearby.
- The new location will better serve the vulnerable and health-challenged residents in the Downtown Eastside.



LEGEND

- Seaside Greenway
- Arterial streets
- - - - - Viaduct to be Removed
- Bus Stop
- Park
- Mixed Use
- Industrial
- Residential

Site Details

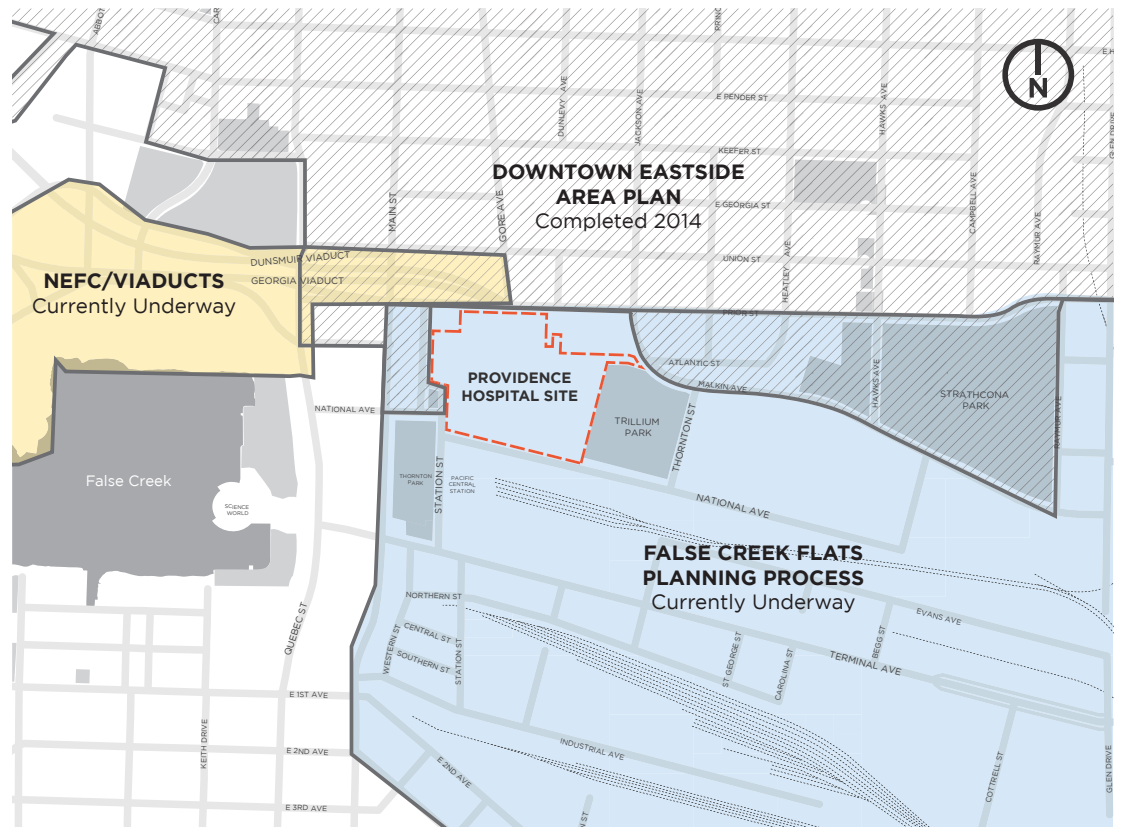
Address: 1002 Station Street
Site Area: 18.5 acres (7.4 ha) (15 Canadian football fields)
Property owner: Providence Health Care Society
Planning area: False Creek Flats
Current zoning: I-2 and I-3 (Light Industrial)

Policy and Planning Context

Adjacent Planning Programs

Planning for the new St. Paul's Hospital and Health Campus is occurring alongside three concurrent City planning programs:

- **The False Creek Flats Area Planning Process** is looking to help this unique economic neighbourhood flourish as a more productive, sustainable, and connected area of our City.
- **The Northeast False Creek Planning Process** is looking to turn replace the Dunsmuir and Georgia Viaducts with a new at-grade street network and turn downtown's largest undeveloped area into a vibrant and mixed-use waterfront district.
- **The Downtown Eastside Plan (Council approved 2014)** provides a policy context for new development focused on meeting the needs of residents, particularly the low-income and vulnerable. The Policy Statement and subsequent rezoning process will inform policy in the Downtown Eastside.



Existing City Policies

The Policy Statement for the new St. Paul's will build upon policies already adopted by the City Council, including:

Area-specific Planning Policies

- Chinatown Revitalization Strategy (2012)
- Dunsmuir and Georgia Viaducts and Related Area Planning (2013)
- Removal of the Georgia and Dunsmuir Viaducts Report (2015)
- Metro Core Jobs and Economy Land Use Plan (2007)

City-wide Planning Policies

- Green Building Rezoning Policy (2010)
- Regional Context Statement (2013)
- Rezoning Policy for Sustainable Large Developments (2013)
- View Protection Guidelines (1989)

Other City Policies

- Flood Plains Standards and Requirements (2014)
- Greenest City 2020 Action Plan (2011)
- Healthy City Strategy (2015)
- Neighbourhood Energy Strategy (2012)
- Renewable City Strategy (2015)
- Transportation 2040 Plan (2012)
- Urban Forest Strategy (2014)

Policy and Planning Context

Northeast False Creek and Viaducts Replacement

In October 2015, Vancouver City Council approved replacing the Dunsmuir and Georgia Viaducts with a new mostly at-grade street network. Removing the viaducts allows opportunities to create a vibrant waterfront community, a large waterfront park, and new mixed housing and commercial opportunities on City land near Main Street.

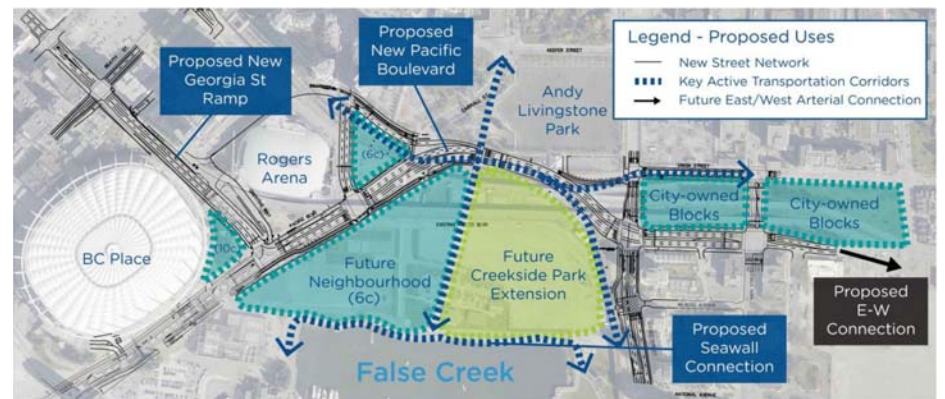
It is anticipated the replacement street network will be complete before the new St. Paul's opens (see time line below). The new streets will be built to modern seismic standards to form a resilient connection from the new St. Paul's to downtown.

Council also approved downgrading Prior and Venables Streets to local streets upon the completion of a replacement East-West arterial to connect with Clark Drive. The location for the new East-West connection will be determined through the False Creek Flats area planning process.

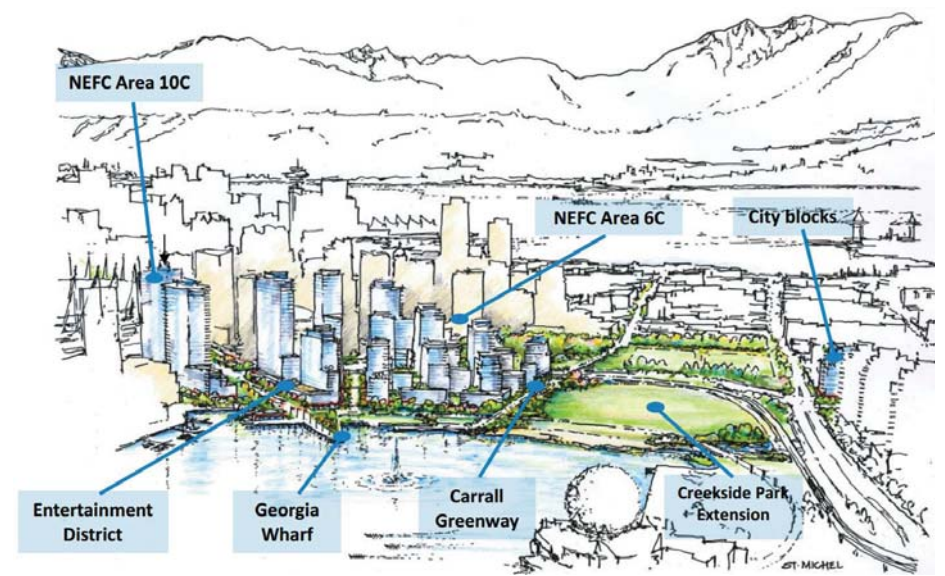
What we heard:

In 2015, we held 56 public and stakeholder events and engaged (in person) over 1,000 members of the public. We heard:

- Excitement about the new Creekside Park Extension
- Desire to see new waterfront connections
- Concern about traffic
- Desire for affordable housing opportunities in the area
- Recognize the diverse cultural history of the area (Hogan's Alley, Chinatown)

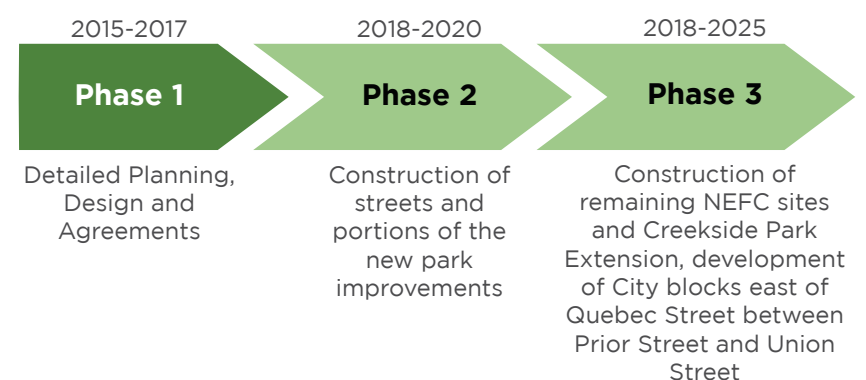


Proposed street network, active transportation connections, and parcel configuration



Conceptual sketch of Northeast False Creek with viaducts removed

Timeline:



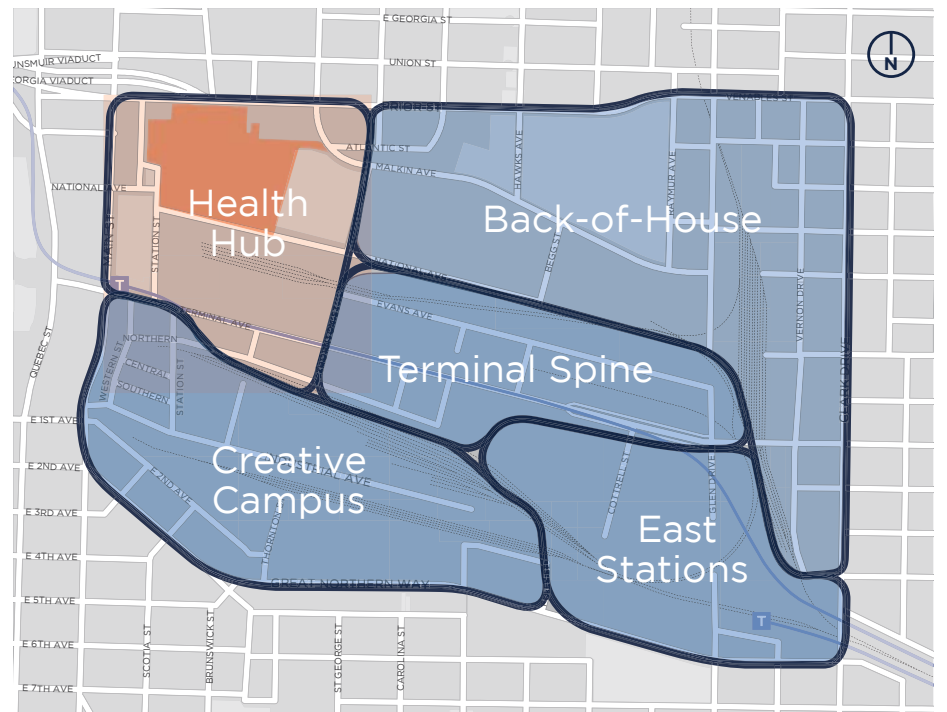
For more information and to get on the mailing list for Northeast False Creek: vancouver.ca/nefc

Policy and Planning Context

False Creek Flats Area Planning

Throughout the first phases of the False Creek Flats area planning process, we've received a great deal of input from a variety of stakeholders. Staff have incorporated this feedback into a set of emerging directions for the Flats, including specific directions for the 'Health Hub' sub-area. These directions will be further studied and refined, and will ultimately form the basis for the policies and strategies of the False Creek Flats Plan.

The Plan will also consider the location of new Prior-Venables arterial replacement between Main Street and Clark Drive. An open house on this topic will be held in late March / early April. Visit vancouver.ca/falsecreekflats for updates.



Sub-areas from Emerging Directions

What we heard:

In 2015, we held a series of public and stakeholder events and engaged (in person) over 1000 members of the public. We heard:

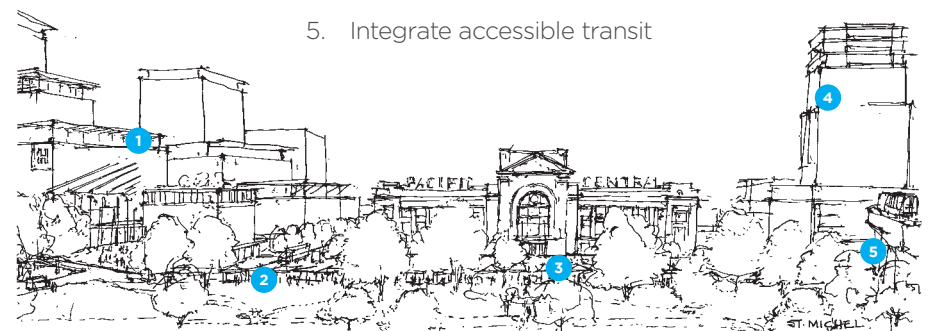
- Support for new open spaces, healthy streets, food systems, and arts and culture in the Flats.
- The new St. Paul's should be well integrated with existing and future neighbourhoods.
- Connections to and from the new St. Paul's site need to be resilient in case of a disaster.

1. Leverage hospital relocation to intensify employment
2. Deliver disaster resilient infrastructure
3. Create a well connected public realm
4. Intensify employment around transit
5. Integrate accessible transit

Emerging Direction - Health Hub

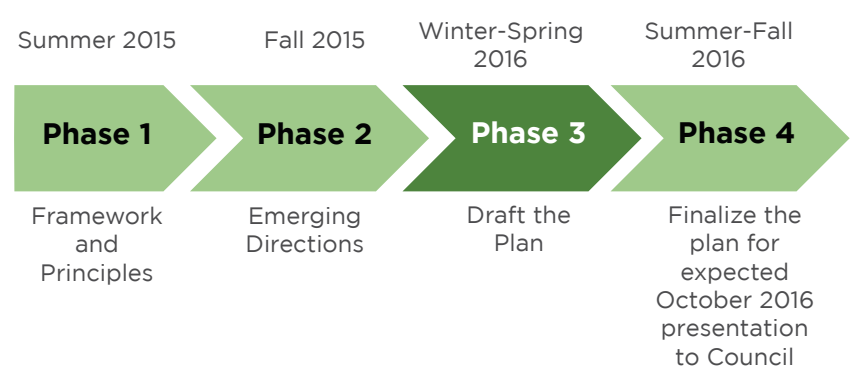
With the anticipated development of a new, state-of-the-art St. Paul's Hospital and health campus in the north-west corner of the Flats, this sub-area is being conceived as a world-class integrated health care, research and teaching hub.

The area will provide an expanded range of health care programs and services to transform the future of health care for British Columbians. It will also significantly intensify employment, deliver disaster-resilient infrastructure and create a well-connected public realm that integrates the new hospital and health campus into the city and adjacent neighbourhoods.



Sketch of the health hub looking east

Timeline:



For more information and to get on the mailing list for the Flats: vancouver.ca/falsecreekflats

Guiding Principles

Community Building and Site Planning



Please review + provide feedback.

C1. Integrate the health campus

Organize the new St. Paul's hospital and health campus around well-connected public spaces that integrate into the city and adjacent neighbourhoods.



C2. Enhance neighbourhood commercial activity

Locate and design new retail and commercial developments that serve the local community and bring activity and liveliness to existing and new city streets. Provide opportunity for existing businesses on Main Street and adjacent areas to benefit from new development and activity on the site.



C3. Provide community amenities

Provide and enhance community amenities in accessible locations close to transit to support visitors and workers of the new health campus, and those in adjacent neighbourhoods.



C4. Benefit the local community

Maximize socio-economic improvement through community benefits, social procurement and local employment opportunities.

C5. Transition in scale and form

Consider public views and respect view cones. Respond to the scale of Pacific Central Station and Main Street with edges that frame Thornton Park. Transition down in form and scale to the existing neighbourhoods to the north and Trillium Park to the east.



C6. Support health-related residential uses

Because the site is designated as a mixed employment area, no new residential uses will be permitted, with the exception of short-term accommodation and/or institutional health-related residential uses (e.g. 'hotel', residential uses for complex care or care of the frail elderly).



Guiding Principles

Open Spaces and Public Places



Please review + provide feedback.

O1. Celebrate local history and the original shoreline

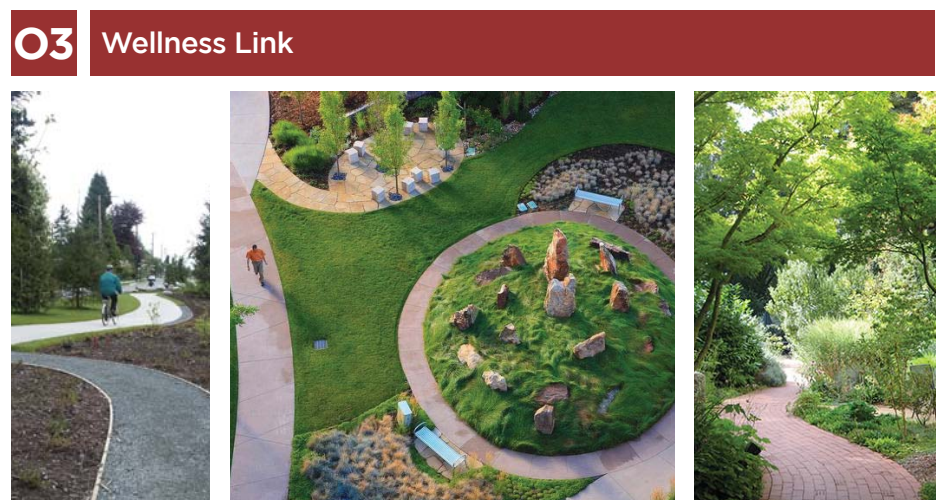
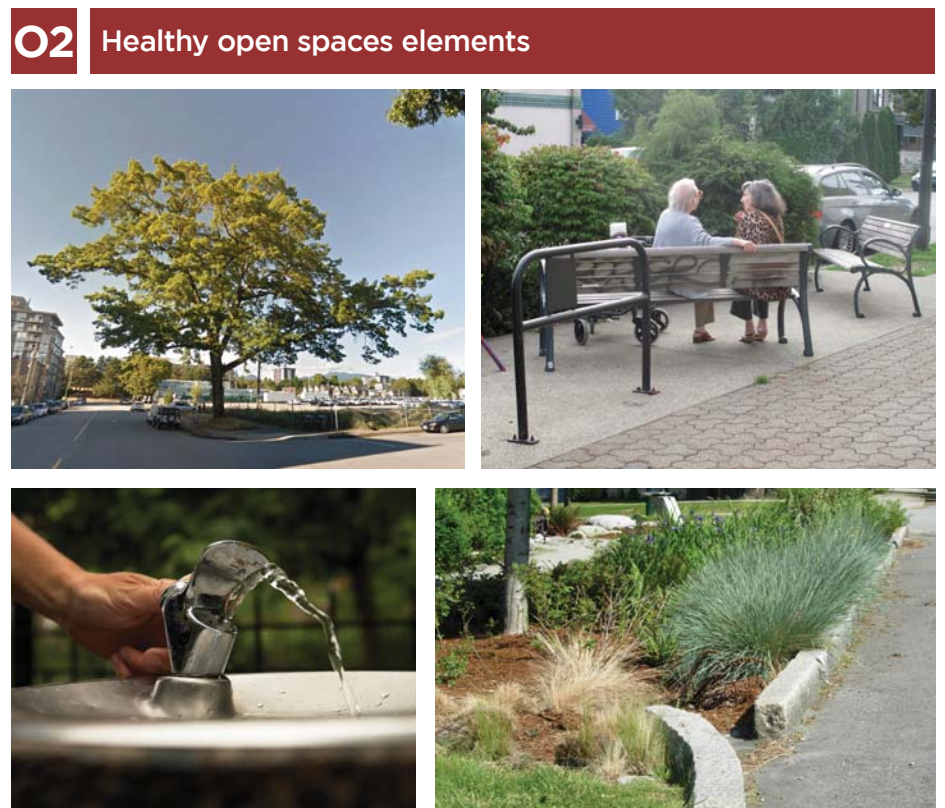
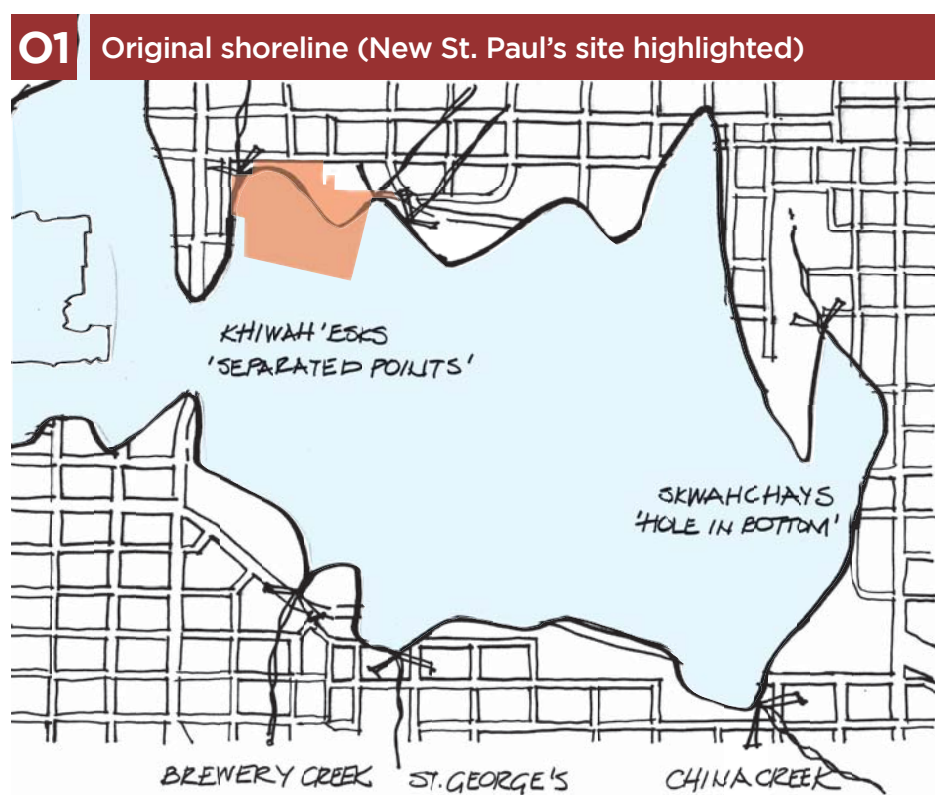
Reflect the histories of the site (i.e. the original False Creek shoreline, First Nations history, Hogan's Alley, the Great Northern Station and industrial history) through building placement and design, public space design and public art.

O2. Create healthy open spaces and enhance the urban forest

Embrace health-centred approaches to open space design, providing a variety of public places that foster social interaction and promote wellness. Manage rainwater in the design of open spaces and support Vancouver's Urban Forest Strategy by retaining the existing significant trees on the site and planting new legacy trees in open spaces and on streets.

O3. Create a Wellness Link

Create a Wellness Link through the site connecting Thornton Park with Trillium Park and beyond to open spaces and places of interest in adjacent neighbourhoods. The Link would be part of a longer walking and cycling route connecting the False Creek Flats and the historic shoreline with the Seawall and False Creek.



Guiding Principles

Mobility and Connections



Please review + provide feedback.

M1. Connect the city fabric

Integrate the hospital and health campus into a city-serving street network connecting new and existing streets that form the backbone for development.

M1



M2. Mobility for all ages and abilities

Reflecting the goals of the Transportation 2040 Plan, new and existing transportation connections will accommodate all modes of travel and give priority to people of all ages and abilities who walk, cycle and take transit. East-west and north-south connections across the site should integrate into a broader walking and cycling system for the False Creek Flats. Accessibility will be a priority in all aspects of site and building design.

M2



*Hierarchy of modes
(Transportation 2040)*



M3. Plan for emergency vehicles and helicopters

Accommodating the efficient movement of emergency vehicles will be a crucial consideration. Connections will be considered in consultation with the public, immediate neighbourhoods, Fire and Rescue Services, and our government partners (e.g. BC Emergency Health Services, Transport Canada).

M3



Guiding Principles

Sustainability



Please review + provide feedback.

S1. Rezoning Policy for Sustainable Large Developments

The redevelopment of the site will meet or exceed the City's Rezoning Policy for Sustainable Large Developments, including sustainable site design, access to nature, sustainable food systems, green mobility, rainwater management, zero waste planning, and low-carbon energy supply. All buildings should demonstrate leadership in energy conservation and indoor air quality following a standard such as LEED or Passive House.



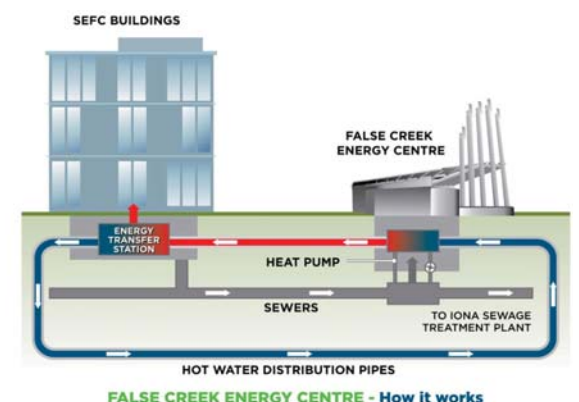
S2. Regenerative approach and visible green elements

A holistic and regenerative approach to health will underlie all aspects of the site development, considering people, community facilities, food, transportation, energy, water and ecology. Buildings will have visible and educational green elements.



S3. Renewable energy

Explore opportunities to use low-carbon energy, including on-site integration of an energy centre to serve the hospital campus and adjacent neighbourhoods.



S4. Disaster preparedness

Design and construct new buildings, streets, and infrastructure to the appropriate standards in preparation for disasters, including earthquakes, flooding and fire, consistent with best practices.



S5. Climate resilience

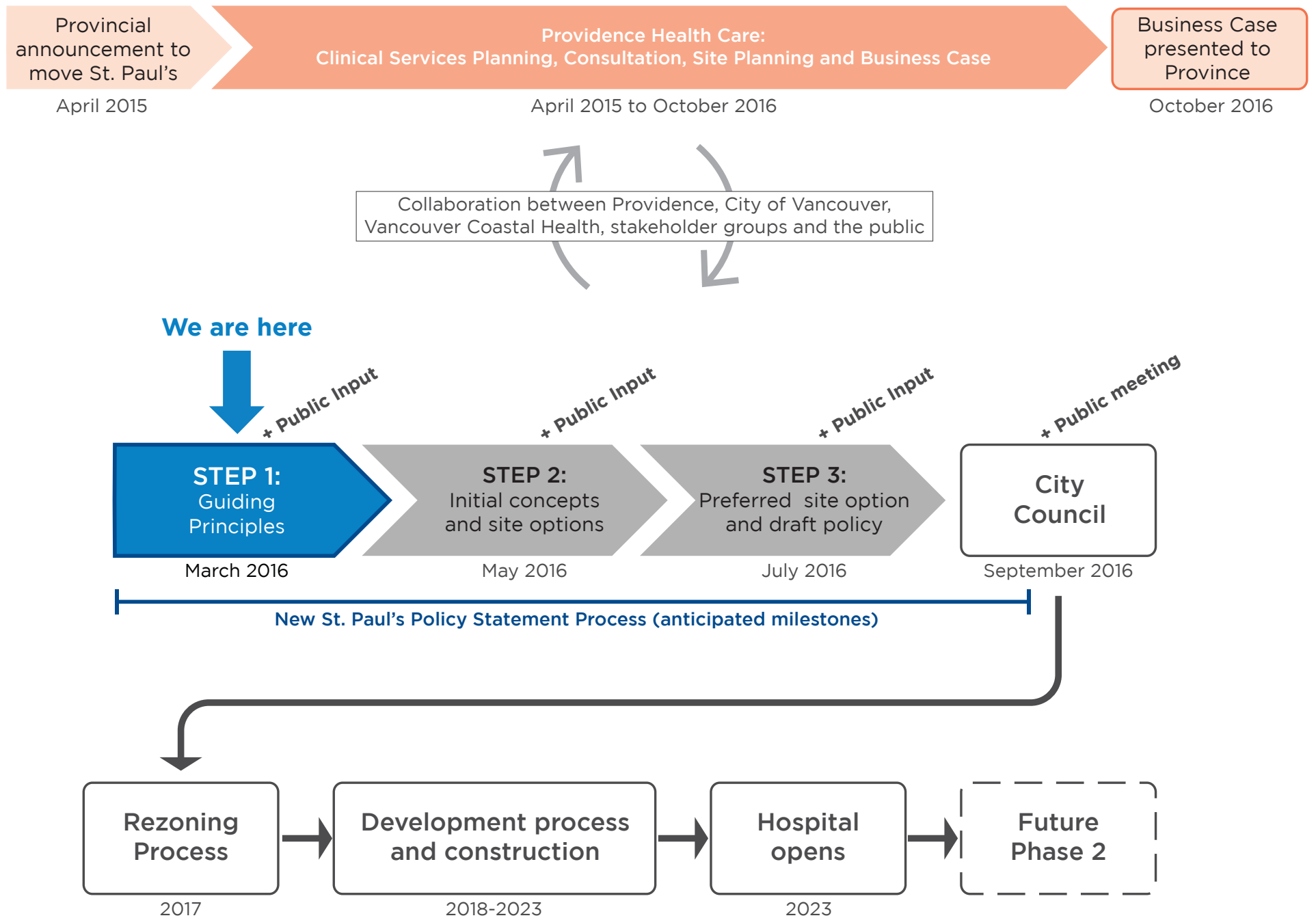
Design and construct new buildings, streets, and infrastructure for resiliency and adaptation to climate change impacts, including sea-level rise, increased rainfall, and higher temperatures.



Policy Statement Process

How to stay involved

Please provide your feedback by completing the comment form at the open house or online (available until March 20).



For more information and to stay involved in the Policy Statement Process:

website: vancouver.ca/newstpauls
 email: newstpauls@vancouver.ca
 Phone: 3-1-1
 Twitter: #thenewstpauls

To learn more or become involved in other planning programs:

Providence Health Care (clinical planning):
thenewstpauls.ca
Northeast False Creek:
vancouver.ca/nefc
False Creek Flats:
vancouver.ca/falsecreekflats